



**Property Solutions INC.**  
Environmental & Engineering Consulting

121 Whittendale Drive, 2B • Moorestown, New Jersey 08057 • 856-813-3000 • Fax 856-813-1068

## PHASE I ENVIRONMENTAL ASSESSMENT

of

(b) (6) Oxblow Freemont  
2600 South 102nd Street and 10110 - 10180 West Marginal Place  
Tukwila, King County, Washington 98168

*Prepared for:*

Mellon Bank, N.A.  
One Mellon Bank Center, Room 970  
Pittsburgh, Pennsylvania 15258

*Prepared by:*

Property Solutions Incorporated  
3567 NE Shaver Street  
Portland, Oregon 97212

December 15, 2004

Property Solutions Project No. 20042586



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# Property Solutions<sup>INC</sup>

Environmental & Engineering Consulting

3567 N.E. Shaver Street • Portland, Oregon 97212 • 503-528-1329 • Fax 503-528-1333

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Dated: **DEC 15 2004**

Property Solutions Project No. 20042586

Richard G. Levis  
Northwest Regional Manager

Kevin J. Billings, P.E.  
Senior Vice President

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## PROJECT SUMMARY

Client Name:	Mellon Bank, N.A.	Property Visit Date:	August 18, 2004
Client Contact:	Dolores Selby	Date of Construction:	1987
Property Solutions Project No.:	20042586	No. Bldgs./Units:	4 Bldgs. / 7 Units
Property Solutions Project Manager:	Rick Levis	No. of Stories:	One Story
Phone No.:	(503) 528-1329	Bldg. Square Footage:	Not Available
Email:	rlevis@propertysolutionsinc.com	Property Acreage:	11.68-acres
Property Name:	(b) (6) Oxbow Freemont	Basement/ Slab-on-grade:	Slab-on-Grade
Property Address:	2600 South 102nd Street and 10110 - 10180 West Marginal Place	Property Use:	Lt. Industrial
Property Town, County, State:	Tukwila, King County, WA	Property History:	Undeveloped Land
Property Identification:	0423049073 and 0423049001	Other Improvements:	Office Trailers/ Temporary Structures

Our review of general property information, observation of adjacent properties, research of historical property information, including a review of environmental records, and a property visit revealed the following:

	No Further Action	ASTM Non-scope considerations	HREC	REC	Opinion of Probable Cost	Refer to Section
Property Operations	X					2.3
Neighboring Properties	X					4.0
Historical Review	X					5.0
Previous Reports	X					5.6
Regulatory Review	X					6.0
USTs	X					7.1.1
ASTs	X					7.1.2
PCBs	X					7.1.3
Chemicals/Hazardous Materials/Raw Materials		(1)			N/A	7.1.6
Waste Generation/Disposal	X					7.1.7
Stressed Vegetation, Staining, and Odors		(2)			N/A	7.1.10
Surficial Disturbances	X					7.1.11
ACMs	X					7.2.1
Radon	X					7.2.2
Lead-Based Paint	X					7.2.3
Lead in Drinking Water	X					7.2.4

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	No Further Action	ASTM Non-scope considerations	HREC	REC	Opinion of Probable Cost	Refer to Section
Other	X					

Notes / Recommendations: To understand the property and report, you must read the Executive Summary and complete report.

Recognized Environmental Conditions

1. Chemicals stored on the subject property are minimal quantities of domestic cleaning chemicals, maintenance chemicals and paints. An additional four 55-gallon drums containing grease and concrete finishers were observed on the exterior portion of the subject property. These drums are the responsibility of Freemont Associates. No staining or leaking was observed below the drums. Based on observations made during the property visit, the observed chemicals are not expected to be an environmental concern to the subject property at this time.

As a best management practice, Property Solutions recommends that the drums be placed under cover and on a concrete slab to prevent direct exposure to stormwater and surficial soils.

2. No evidence of stressed vegetation, staining, or odors was noted on the subject property during the property visit, with the exception of one surficial stain noted on the Dick's Towing lot. The stain measured approximately 2' x 2', was surficial in nature, and was observed on a gravel floor within a covered storage building.

Based upon the limited extent of the stain, this stain is not expected to have significantly adversely impacted the environmental condition of the subject property. However, as a best management practice, the stained gravel should be removed and disposed of in accordance with applicable regulations.

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## EXECUTIVE SUMMARY

Property Solutions Incorporated (Property Solutions) conducted a Phase I Environmental Assessment of the (b) (6) /Oxbow Freemont property located at 2600 South 102nd Street and 10110 - 10180 West Marginal Place in Tukwila, King County, Washington 98168 (subject property) at the request of Mellon Bank, N.A.

The subject property consists of an irregular-shaped, +/-11.68-acre parcel of land located on the northeast corner of the intersection of West Marginal Place and South 102<sup>nd</sup> Street. The subject property is improved with four, light-industrial buildings constructed in approximately 1950 (subject buildings). The subject property is also improved with commercial office trailers and other non-permanent sheds and structures. The remaining portions of the subject property are covered with a combination of paved and gravel parking areas. No water bodies are located on the subject property. Vehicular access to the subject property is gained via driveways along the southeast and southwest sides of the subject property.

The subject buildings are steel framed buildings with metal panel siding and are of slab-on-grade construction. Interiors consisted of concrete slab floors and exposed wall and ceiling members. The subject buildings are heated by electricity.

The subject property consisted of undeveloped land prior to the construction of the current improvements with the occasional on-property storage of materials.

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the (b) (6) /Oxbow Freemont property located at 2600 South 102nd Street and (b) (6) Tukwila, King County, Washington 98168. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

1. Chemicals stored on the subject property are minimal quantities of domestic cleaning chemicals, maintenance chemicals and paints. An additional four 55-gallon drums containing grease and concrete finishers were observed on the exterior portion of the subject property. These drums are the responsibility of Freemont Associates. No staining or leaking was observed below the drums. Based on observations made during the property visit, the observed chemicals are not expected to be an environmental concern to the subject property at this time.

As a best management practice, Property Solutions recommends that the drums be placed under cover and on a concrete slab to prevent direct exposure to stormwater and surficial soils.

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2. No evidence of stressed vegetation, staining, or odors was noted on the subject property during the property visit, with the exception of one surficial stain noted on the Dick's Towing lot. The stain measured approximately 2' x 2', was surficial in nature, and was observed on a gravel floor within a covered storage building.

Based upon the limited extent of the stain, this stain is not expected to have significantly adversely impacted the environmental condition of the subject property. However, as a best management practice, the stained gravel should be removed and disposed of in accordance with applicable regulations.

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## 1.0 INTRODUCTION

Property Solutions Incorporated (Property Solutions) conducted a Phase I Environmental Assessment of the (b) (6) /Oxbow Freemont property located at 2600 South 102nd Street and 10110 - 10180 West Marginal Place in Tukwila, King County, Washington 98168 (subject property) at the request of Mellon Bank, N.A. The subject property is identified as Parcel Numbers 0423049073 and 0423049001, according to the King County Tax Assessor.

A property location map is included in Appendix A.

This Phase I Environmental Assessment was conducted in general accordance with industry-accepted practices, Standard and Poor's Plus Protocol, and American Society for Testing and Materials (ASTM) Standard E 1527-00. The work was authorized by the Notice to Proceed dated August 12, 2004.

### 1.1 Purpose

The purpose of a Phase I Environmental Assessment is to evaluate issues that may have an impact on the subject property. The goal of this process is to identify the presence or likely presence of hazardous substances or petroleum products on the property and identify conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface of the property. The purpose of this report is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. This report is also not intended to serve as a compliance assessment of the subject property.

### 1.2 Scope of Work

This Phase I Environmental Assessment was conducted in accordance with the following Scope of Work:

1. Researched and reviewed available information regarding past owners and occupants of the subject property to assess the potential for contamination resulting from prior on-property activities. Aerial photographs, city directories, topographic maps, interviews and fire insurance maps were utilized, as available.
2. Researched available information regarding immediately adjacent properties for evidence of environmental contamination that could adversely impact the subject property.
3. Interviewed available persons familiar with current and former on-property activities for relevant information regarding potential areas of environmental concern.

4. Reviewed federal and state regulatory agency database information for the subject property and neighboring properties to identify potential concerns that could adversely affect the environmental condition of the subject property. The database review included, but was not limited to, a review of the following lists: United States Environmental Protection Agency (USEPA) National Priorities List (NPL) Sites, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Sites, State Hazardous Waste Sites, Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action, Generator, and Treatment, Storage, and Disposal (TSD) Sites, Leaking Registered Storage Tank (LRST) Sites, Registered Storage Tank (RST) Sites, landfills, and Emergency Response Notification System (ERNS) Sites. Contacted federal, state, and local regulatory agencies.
5. Performed a property visit to identify areas of environmental concern such as the bulk storage of regulated substances, underground/aboveground storage tanks, asbestos-containing materials, electrical transformers, or process-related wastes. To the extent possible, a review of immediately adjacent properties was also performed from the subject property and public thoroughfares.
6. Prepared a technical Phase I Environmental Assessment report to document the findings regarding the current environmental condition of the subject property. If warranted, the report contains recommendations for further action.

### **1.3 Significant Assumptions**

The following assumptions are made by Property Solutions in this report. Property Solutions relied on information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, Property Solutions has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. Property Solutions assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data, are assumed based on contours depicted on the United States Geological Survey topographic maps. Property Solutions assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

#### **1.4 Limitations and Exceptions of the Assessment**

The findings, observations, conclusions, and recommendations of this report are limited by the contract technical requirements and the methods used to perform the services outlined in the scope of work. These services have been performed in accordance with the described scope for Phase I Environmental Assessments. In order to perform a comprehensive environmental evaluation, subsurface investigation and testing would be required to definitively evaluate whether contamination has affected the subject property. Therefore, the findings, conclusions, and recommendations presented herein are based solely on the scope of work previously described and information gathered. Incomplete or outstanding information identified throughout the body of this report is considered a limitation to the assessment. Limitations to the assessment also include weather conditions, vegetation cover, parked cars, trucks, dumpsters, and anything limiting visual observation of the subject property and neighboring properties.

No environmental assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and both practices recognize reasonable limits of time and cost.

Appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental assessment and the reduction of uncertainty about unknown condition resulting from additional information.

All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters.). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

This report was prepared for determining whether to make a loan evidenced by a note secured by the property and not for pre-purchase due diligence.

## 1.5 Special Terms and Conditions

This Phase I Environmental Assessment was prepared in accordance with the stated and agreed upon Scope of Work. No special terms and conditions are applicable to this Phase I Environmental Assessment.

## 1.6 Reliance

This report has been prepared for the sole benefit of Mellon Bank, N.A., and may not be relied upon by any other person or entity without the written authorization of Property Solutions.

## 2.0 GENERAL PROPERTY INFORMATION

### 2.1 Property Location

Property Location	
Property Name	(b) (6) /Oxbow Freemont
Property Address	2600 South 102nd Street and 10110 - 10180 West Marginal Place
Property Town, County, State	Tukwila, King County, Washington 98168
Property Tax Identification	Parcel Numbers 0423049073 and 0423049001 (King County Tax Assessor)
Property Topographic Quadrangle	<u>Seattle South, Washington</u>
Nearest Intersection	South 102 <sup>nd</sup> Street/ West Marginal Place
Area Description	Developed industrial area

An excerpt from the USGS 7.5-minute series topographic quadrangle map of Seattle South, Washington, locating the subject property, is included in Appendix A.

### 2.2 Property Description

Property Information	
Property Acreage	11.68-acres acres (King County Tax Assessor)
Property Shape	Irregular
Property Use	Light-Industrial

Property Information	
Number of Buildings	Four
Number of Stories	One
Date of Construction	Approximately 1987 (Per Interviews and aerial photographs)
Building Square Footage	Not Available
Basement/Slab-on-grade	Slab-on-grade
Number of Units	Seven
Ceiling Finishes	Exposed Structural Members
Floor Finishes	Concrete
Wall Finishes	Metal
HVAC	Electric
Renovation Date	Not Applicable
Renovation Description	Not Applicable
Vehicular Access	South 102 <sup>nd</sup> Street and West Marginal Place
Other Improvements	Non-permanent sheds, commercial office trailers
Property Coverage	Footprints of the subject buildings and associated paved and gravel parking areas

A property diagram of the subject property is included in Appendix A.

### 2.3 Property Operations

The subject property is occupied by multiple tenants that utilize the property for various light-industrial and commercial uses including an automobile impound yard, trailer staging area, container repair, and scrap material recycling.

At the time of the property visit, the subject property was occupied by the following tenants:

Tenant	Operations
Pacific Northwest Transfer (2600 South 102 <sup>nd</sup> Street)	Scrap metal and used parts collector
Eagle Systems (10180 West Marginal Place)	Trailer staging area
Royal Wolfe (10160 West Marginal Place)	Container staging and repair

Tenant	Operations
Certified Cleaning/Pacific Freight	Truck Parking
Dick's Towing (10140 West Marginal Place)	Car Impound Lot
Vacant Lot (10110 West Marginal Place)	Vacant
Freemont Associates	Residual construction equipment storage

No industrial or manufacturing operations were observed at the subject property at the time of the property visit.

No environmental concerns were identified at the subject property based on the operations observed during the property visit.

## 2.4 Utilities

The following companies and municipality currently provide utility services to the subject property:

Utility	Provider
Electricity	Seattle City Light
Sanitary Sewerage	Val-Vue Sewer District
Potable Water	City of Tukwila
Solid Waste Removal	Private Waste Haulers

## 3.0 PHYSICAL SETTINGS

### 3.1 Topography/Regional Drainage

Review of the United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map of Seattle South, Washington reveals that the elevation of the subject property ranges from approximately 10 to 15 feet above mean sea level. Topography in the vicinity of the subject property appears to decline to the north-northeast, toward the Duwamish River. Regional drainage appears to flow toward the east-northeast, toward the Duwamish River, which is located immediately north of the subject property.

A copy of the USGS 7.5-minute series topographic quadrangle map of Seattle South, Washington is included in Appendix A.

### 3.2 Soils

Based on a review of the United States Department of Agriculture, Soil Conservation Service's Soil Survey of King County, Washington, it was determined that the subject property exists outside the limits of the soil survey.

Based on the industrial and commercial area in which the subject property exists as well as its proximity to the Duwamish River, the soils in the vicinity of the subject property are expected to be classified as Urban land. Eighty-five percent or more of the soils are covered with office buildings, service buildings, hotels and motels, industrial buildings and yards, streets and sidewalks, parking lots, railroads, shopping centers, closely spaced residences, and other works and structures.

### 3.3 Underlying Formation

According to information contained in the report entitled Special Report, Radon in Washington, the subject property is located in the physiographic province of the Puget Lowlands. The Puget Lowlands are underlain by a glacial till substrate. It covers both uplands and slopes because it accumulated on pre-existing topography. The till is a nonsorted mixture of clay, silt, sand, pebbles, cobbles and boulders in various amounts. Though generally quite sandy, it locally contains much clay. It typically is hard lodgement till, which is largely a result of compaction caused by the great weight of overriding ice, hundreds of meters thick. The till was deposited directly by the ice as it advanced over an eroded, irregular surface of older formations and sediments. Distinctive features of the till are compactness, the vertical slope maintained, a fissility or sheeting near and parallel to the ground surface, and it's heterogeneous, non-sorted internal structure which resembles a concrete mix.

### 3.4 Groundwater

Based on a review of the USGS topographic quadrangle map of Seattle South, Washington, it is expected that the depth to shallow groundwater is approximately ten to fifteen feet below ground surface (bgs). Local groundwater is expected to mirror local topography and migrate to the north-northeast, toward the Duwamish River.

## 4.0 NEIGHBORING PROPERTIES

Review of neighboring properties from the subject property and from public thoroughfares, and research of available information regarding the neighboring properties, were performed to identify evidence of environmental concerns that could adversely impact the subject property. The subject property is located in a mixed-use industrial and commercial area of Tukwila, Washington.

Direction	Property	Address	Operations
Northwest	Duwamish River	Not Applicable	Water Body

Direction	Property	Address	Operations
Southeast	South 102 <sup>nd</sup> Street	Not Applicable	Public Thoroughfare
	United State Postal Service	10600 West Marginal Way	Mail Sorting Facility
	Commercial Building	2811 South 102 <sup>nd</sup> Street	Commercial Office
Northeast	Parking Lot	Not Applicable	Parking Lot
Southwest	West Marginal Place and Highway 99	Not Applicable	Public Thoroughfare

Based on a review of neighboring properties from the subject property and from public thoroughfares, the neighboring properties do not appear to be of the type likely to pose a significant threat to the environmental condition of the subject property. The neighboring properties were not listed in the environmental database reviewed or Envirofacts, with the exception of the northwest and southeast adjoining properties, which were listed as a National Priorities List (NPL) site and a generator of hazardous waste site respectively.

Based upon a review of the information obtained in the environmental database, the neighboring properties are not expected to have adversely impacted the environmental condition of the subject property. Therefore, no further action is recommended at this time. These properties are further discussed in Section 6.

A property diagram including neighboring properties is included in Appendix A. Photographs including the neighboring properties are included in Appendix B.

## 5.0 HISTORICAL PROPERTY INFORMATION

### 5.1 City Directories

Source: Environmental Data Resources of Milford, Connecticut		
City Directory Type: Polk's for the years 1961, 1968, 1973, 1978, 1983, 1988 and 1996		
Year	Address	Listing
1961-1988	2600 South 102 <sup>nd</sup> Street and 10110 - 10180 West Marginal Place	Streets Not Listed
1996	2600 South 102 <sup>nd</sup> Street and 10110 - 10180 West Marginal Place	Constructor's Pacific

SP - Subject property



No evidence of environmental concern on the subject property or adjoining properties was revealed during a review of the city directories.

A copy of the city directories is included in Appendix C.

## **5.2 Aerial Photographs**

Property Solutions obtained aerial photographs of the subject property and surrounding area for the years 1956, 1965, 1977, 1985 and 1990 from EDR. Property Solutions also reviewed aerial photographs for the years 1998 and 2002 on the King County GIS website. The aerial photographs were reviewed for evidence of environmental concerns on or near the subject property. The following is a discussion of the aerial photograph review:

**1956:** Review of the 1956 aerial photograph revealed that the subject property largely consisted of undeveloped land. A few small structures or vehicles were observed throughout the property.

The adjoining properties to the southwest and southeast were not depicted on the 1956 fire insurance map. The northwest adjoining property consisted of undeveloped land. The northeast adjoining property was improved with the Duwamish River and undeveloped land with materials stored.

**1965:** Review of the 1965 aerial photograph revealed no major changes to the subject property in comparison to the 1956 aerial photograph with the exception that no structures or vehicles were observed on the subject property.

The northeast adjoining property was improved with a surface parking lot. The northwest adjoining property was improved with the Duwamish River and undeveloped land. The southeast and southwest adjoining properties consisted of undeveloped land.

**1977:** Review of the 1977 aerial photograph revealed no major changes to the subject property in comparison to the 1965 aerial photograph with the exception that a few small sheds or vehicles were observed on the northwestern portion of the subject property.

**1985:** Review of the 1985 aerial photograph revealed no major changes to the subject property in comparison to the 1977 aerial photograph with the exception that unpaved roads were observed traversing the subject property. Several small to medium size sheds and one building were observed along the northwestern corner of the subject property.

No major changes to the adjoining properties were observed in comparison to the 1977 aerial photograph, with the exception that a boat appears to be docked immediately adjacent to the subject property and in the Duwamish River.

**1990:** Review of the 1990 aerial photograph revealed major changes to the subject property in comparison to the 1985 aerial photograph. Specifically, three large sections of material were observed along the southeastern portion of the subject property. This material appears to be trailers associated with a trucking business. Additional structures were observed in the current locations of the subject buildings.

No major changes to the adjoining properties were observed in comparison to the 1985 aerial photograph, with the exception of the southeast adjoining properties, which were improved with commercial buildings.

**1998:** Review of the 1998 aerial photograph revealed major changes to the subject property in comparison to the 1990 aerial photograph. Specifically, the three large structures observed along the southeastern portion of the subject property were not present in the 1998 aerial photograph. The subject property appeared to exist largely as it was observed during the property visit.

No major changes to the adjoining properties were observed in comparison to the 1990 aerial photograph.

**2002:** Review of the 2002 aerial photograph revealed no major changes to the subject property or adjoining properties in comparison to the 1998 aerial photograph.

Review of the aerial photographs revealed that the subject buildings appear to have been constructed after 1985 and prior to 1990. The aerial photographs revealed that the subject property largely consisted of undeveloped land with the presence of small sheds and structures present prior to the placement of the current subject buildings.

No evidence of environmental concern on or adjacent to the subject property was revealed during a review of the aerial photographs.

Copies of the aerial photographs are included in Appendix D.

### **5.3 Fire Insurance Maps**

Fire insurance maps that include the subject property were requested from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. EDR has informed Property Solutions that no historical map coverage is available for the subject property in the EDR historical map collection.

A copy of EDR's statement of no coverage is included in Appendix E.

#### 5.4 Topographic Quadrangle Map

A review of the USGS 7.5-minute series topographic quadrangle map of Seattle South, Washington was performed to identify evidence of man-made structures, fill areas, and natural features that may have an adverse effect on the environmental condition of the subject property. The Seattle South, Washington topographic quadrangle map was issued 1983, based on aerial photographs taken in 1977.

Review of the Seattle South, Washington topographic quadrangle map revealed that the subject buildings are not depicted on the subject property. No structures were depicted on the subject property. The subject property was depicted as an undeveloped parcel of land.

Adjoining properties also consisted of undeveloped land. The Duwamish River was observed northwest of the subject property.

No environmental concerns were identified based upon a review of the Seattle South, Washington topographic quadrangle map.

A portion of the USGS 7.5-minute series topographic quadrangle map of Seattle South, Washington, which includes the subject property, is included in Appendix A.

#### 5.5 Prior Use Interviews

Property Solutions interviewed Mr. Doug Scheuman and Mr. Craig Peterson, representatives of Freemont Associates, regarding the history of the subject property. Mr. Scheuman and Mr. Peterson have been associated with the subject property for approximately 18 years. Mr. Scheuman stated that his company initially occupied the subject property in approximately 1987. Mr. Scheuman added that the property consisted of vacant land with the exception of the presence of some squatters on the northern portion of the subject property. Mr. Scheuman stated that a ferry boat was present in the adjoining Duwamish River at the time they initially occupied the property and that the owner of the ferry was squatting on the property. Mr. Scheuman added that fill material including approximately 1.5 feet of gravel was brought onto the subject property to create the existing gravel parking lot. Mr. Scheuman stated that the subject property previously contained silty material.

Mr. Scheuman added that one tenant identified as Xtra Lease occupied the southern portion of the subject property and utilized the southern portion of the property for the storage of trailers from approximately 1990 through approximately 2001.

No environmental concerns were identified during the interviews with Mr. Scheuman and Mr. Peterson.

## **5.6 Previous Reports and Plans**

Property Solutions did not receive and is not aware of previous environmental reports or plans pertaining to the subject property.

Property Solutions did not review any plans pertaining to the subject property.

## **6.0 ENVIRONMENTAL RECORD RESEARCH**

### **6.1 Property-Specific Records**

During the course of the assessment of the subject property, Property Solutions contacted the following local, county, and state agencies via phone, letter, or in person.

- King County Tax Assessor  
Seattle, Washington

The subject property is identified as Parcel Numbers 0423049073 and 0423049001, according to the King County Tax Assessor.

- Washington State Department of Ecology  
Bellevue, Washington

A review of available Ecology databases did not reveal a listing for the subject property's addresses with the exception of Xtra Lease Seattle Branch, which was listed as a Hazardous Waste Generator. Property Solutions obtained additional information from Mr. Kathleen Kaynor of Ecology regarding the current status listing of this site. According to Ms. Kaynor, this facility declared themselves as a RCRA Small Quantity Generator site from at least 1995 through 2000. Ms. Kaynor added that no wastes were reported as being generated in 2001 and that the listing was withdrawn at the end of 2001. Based on the above information, no further action regarding this listing is recommended at this time.

At the time this report was prepared, the following local agencies had not responded to our information request.

- Tukwila Building Department  
Tukwila, Washington
- Tukwila Fire Department  
Tukwila, Washington
- Val-View Sewer District  
Seattle, Washington

- King County Wastewater Program-Eastgate Public Health Center  
Bellevue, Washington

According to ASTM E 1527-00, Section 7.1.4.2, information that has been requested must be reasonably ascertainable as part of performing the Phase I Environmental Assessment. Information that is reasonably ascertainable per ASTM means that information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request. Copies of the letters and records of communication are included in Appendix F.

Property Solutions contacted the United States Environmental Protection Agency (USEPA) through an on-line search via the Internet to obtain information concerning the subject property. Property Solutions performed a search of Envirofacts, a USEPA-generated website that integrates data extracted from five major USEPA program systems: Aerometric Information Retrieval System (AIRS)/AIRS Facility Subsystem (AFS), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Permit Compliance System (PCS), Resource Conservation and Recovery Information System (RCRIS) and Toxic Chemical Release Inventory System (TRIS), using two integrating databases: Facility Index System (FINDS) and Envirofacts Master Chemical Integrator (EMCI).

Property Solutions generated a printout of all facilities under the programs identified above that are located within the subject property's zip code (98168). A former tenant of the subject property located at 10180 West Marginal Place South (Xtra Lease Seattle Branch) was listed as a generator of hazardous waste. The query was executed on August 17, 2004. Additional information regarding this listing is included in Section 6.2.

A copy of the search results is included in Appendix E.

## **6.2 Environmental Database Information**

As part of the Phase I Environmental Assessment, Property Solutions utilized Environmental Data Resources, Inc. (EDR) of Southport, Connecticut, as an information source for regulatory agency environmental database records. The environmental database was dated August 23, 2004.

Data supplied by EDR is included in Appendix F.

The following summary of the database information is divided into two parts. The first part lists sites as identified and located by EDR within the specified radii of the subject property. The second part contains a discussion of orphan sites, which could not be radius-located by EDR due to incomplete and/or inaccurate address information included in the United States Environmental Protection Agency (USEPA)/state databases.

Although the exact locations of the orphan sites are frequently unknown, Property Solutions attempts to evaluate the potential adverse environmental impact that these sites may have on the subject property. This evaluation consists of reviewing street names in an effort to learn whether the street

on which the site is located lies within the radius of the subject property, a drive-by view of surrounding properties during the site visit, and evaluating the site type and information provided by government agencies. The orphan sites included in the following table are those Property Solutions expects to be located within the identified radius. A complete listing of sites is included in Appendix F.

### Environmental Database Summary

Database	Radius	Plottable	Orphan
National Priorities List	1 Mile	1	0
State Hazardous Waste Sites	1 Mile	13	0
RCRA Corrective Action Treatment/ Storage/ Disposal (TSD) Facilities (CORRACTS)	1 Mile	2	0
CERCLIS Sites	½ Mile	1	0
CERCLIS No Further Remedial Action Planned (NFRAP) Sites	½ Mile	1	0
RCRA Non-Corrective Action TSD Facilities	½ Mile	0	0
Leaking Registered Storage Tank Sites	½ Mile	6	0
Solid Waste Landfill Sites	½ Mile	0	0
Washington Voluntary Cleanup Program Sites/ Independent Cleanup Report Sites	½ Mile	7	0
RCRA Large Quantity Generators	Subject Property and Adjoining Properties	0	0
RCRA Small Quantity Generators	Subject Property and Adjoining Properties	2*	0
Registered Storage Tank Sites	Subject Property and Adjoining Properties	0	0
Emergency Response Notification System	Subject Property	0	0

\*Denotes Subject Property

The following is a discussion of the database findings:

#### Subject and Adjoining Properties

A former tenant of the subject property and an adjoining property were listed as RCRA Small Quantity Generator sites. The adjoining Duwamish River was also listed as a National Priorities List (NPL) site. Further information regarding these listing is provided below.

### National Priorities List

1. Site Name: Lower Duwamish Waterway  
Address: River Kilometer 2.5 to 10.8  
Seattle, WA  
Facility ID No.: WA0002329803  
Distance: 50 feet  
Direction: Northwest  
Gradient: Downgradient  
Type of Operation: Waterway  
Potential for Impact: Low due to the fact that shallow groundwater on the subject property discharges to the adjoining Duwamish River

### Discussion

Sediments in the lower Duwamish River are contaminated with semivolatile organic compounds, PCBs, inorganics, and organotins. In order to address the long-term threat to the human food chain and sensitive environments in the river, the EPA is adding this site to the NPL. The Duwamish River originates at the confluence of the Green and Black Rivers near Tukwila, Washington, then flows northeast for approximately 21 river kilometers, dividing at the southern end of Harbor Island to form the East and West waterways prior to discharging into Elliot Bay at Seattle, Washington. A segment of the river is maintained by the US Army Corps of Engineers as a federal navigation channel (i.e., the reach downchannel of Turning Basin #3).

The shorelines along the majority of the Duwamish Waterway have been developed for industrial and commercial operations. Much of the upland areas are heavily industrialized. In addition, this reach of the river is the receiving water body for discharges from over 100 storm drains, combined sewer overflows (CSOs), and other outfalls. Historical or current commercial and industrial operations include cargo handling and storage; marine construction; boat manufacturing; marina operations; paper and metals fabrication; food processing; and airplane parts manufacturing. Contaminants may have entered the river via several transport mechanisms, including spillage during product shipping and handling, direct disposal or discharge, contaminated ground water discharge, surface water runoff, storm water discharge, or contaminated soil erosion.

The presence of polychlorinated terphenyl (PCT), polychlorinated biphenyl (PCB), inorganic, semivolatile organic compound, and organotin contamination to surface sediments has been documented in the lower Duwamish River. In addition, subsurface sample results indicate that semivolatile organic compound, inorganic, and organotin contamination exists up to a depth of 1.2 meters (i.e., 4 feet) at some locations within the river. Numerous investigations performed by USEPA, the Boeing Company, King County Department of Natural Resources, and the National Oceanographic and Atmospheric Administration (NOAA) have been conducted with varying scopes and have led to the documentation of the contamination in the lower Duwamish River.

The lower Duwamish River is fished for recreational, commercial, and subsistence purposes. Three salmon hatcheries within the Green-Duwamish River system release approximately 10 million juvenile salmon each year. The Duwamish River is part of the traditional fishing grounds for the Muckleshoot and Suquamish Indian tribes. The National Marine Fisheries Service, has conducted numerous studies on the effects of contaminated sediments on biotic resources in the Duwamish River and elsewhere in Puget Sound. This research has shown that juvenile salmon from the Duwamish River exhibit reduced growth and immune system function relative to salmon from uncontaminated areas.

The lower Duwamish River serves as a migratory route, nursery, and osmoregulatory transition zone for several species of Pacific salmon. Puget Sound Chinook salmon are federally listed as threatened and utilize the lower Duwamish River during a critical stage of their migration from a fresh water to a salt water environment. The federal candidate species Coho salmon also occurs in this area as does a nesting territory for the federal listed threatened Bald eagle and a wetland.

Status (September 2001): EPA is considering various alternatives for this site.

#### **State Hazardous Waste Sites**

EDR's search of Washington's Confirmed & Suspected Contaminated Sites List (CSCSL) revealed thirteen CSCSL sites located within a one-mile radius of the subject property. Based on a review of available information presented in the environmental database report, the thirteen listed CSCSL sites are not expected to have adversely impacted the environmental condition of the subject property due to one or a combination of the following reasons: the sites are located lateral or downgradient of the subject property based on the topographical or hydraulic gradient; the sites are located greater than one-quarter mile relative to the subject property; and/or the sites are located hydraulically separated from the subject property by the Duwamish River. Therefore, based on the above reasons, the thirteen CSCSL sites are not expected to have adversely impacted the environmental condition of the subject property. Specific information about each CSCSL site is listed in the database in Appendix F.

#### **RCRA Corrective Action TSD Facilities**

There were two RCRA Corrective Action TSD (CORRACTS) Facilities located within a one-mile radius of the subject property. However, based on a review of available information presented in the environmental database report, the two listed CORRACTS facilities are not expected to have adversely impacted the environmental condition of the subject property due to the fact that the two sites are hydraulically separated from the subject property by the Duwamish River. Therefore, based on the above information, the two CORRACTS sites are not expected to have adversely impacted the environmental condition of the subject property. Specific information about each CORRACTS site is listed in the database in Appendix F.



### **Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)**

There was one CERCLIS site listed in the EDR database report. This site, identified as the Lower Duwamish Waterway, is previously discussed under the NPL section above.

### **CERCLIS No Further Remedial Action Planned (NFRAP) Sites**

There was one CERCLIS NFRAP site listed in the EDR database report. However, based on a review of available information presented in the environmental database report, the one NFRAP site is not expected to have adversely impacted the environmental condition of the subject property due to the fact that the site is hydraulically separated from the subject property by the Duwamish River. Therefore, based on the above information, the one NFRAP site is not expected to have adversely impacted the environmental condition of the subject property. Specific information about the one NFRAP site is listed in the database in Appendix F.

### **Leaking Registered Storage Tanks (LRST)**

There were six LRST sites listed in the environmental database. However, based on a review of available information presented in the environmental database report, the six LRST sites are not expected to have adversely impacted the environmental condition of the subject property due to the fact that the site is hydraulically separated from the subject property by the Duwamish River. Therefore, based on the above information, the six LRST sites are not expected to have adversely impacted the environmental condition of the subject property. Specific information about the six LRST sites is listed in the database in Appendix F.

### **Washington Voluntary Cleanup Program Sites/Washington Independent Cleanup Report Sites**

The Independent Cleanup Reports (ICR) are remedial action reports issued to the Washington Department of Ecology by the owner or operator of the site. The remedial actions have been conducted without department oversight or approval and are not under an order or decree. EDR's search of Washington's ICR Sites revealed a total of five ICR sites located within a one-half-mile radius of the subject property. In addition, two Voluntary Cleanup Program (VCP) sites were listed in the database report.

Based on a review of available information presented in the environmental database report, the listed ICR and Voluntary Cleanup Program sites are not expected to have adversely impacted the environmental condition of the subject property due to one or a combination of the following reasons: the site(s) are listed as "soil only" contamination, where subsurface soils are the only media determined to have been impacted; the sites are located lateral or downgradient of the subject property based on the topographical or hydraulic gradient; the sites are reported as having been successfully remediated; or the sites are located greater than one-eighth mile relative to the subject property. Therefore, based on the above reasons, the seven ICR and VCP sites are not expected to have adversely impacted the environmental condition of the subject property. Specific information

about each ICR and VCP site is listed in the database in Appendix F.

**Resource Conservation and Recovery Act Small Quantity Generators**

The Small Quantity Generator Sites are:

1.     Site Name:                   XTRA Lease Seattle Branch  
       Address:                   10180 W. Marginal Place South  
                                     Seattle, WA  
       Facility ID No.:           WA0000016220  
       Distance:                  Subject Property  
       Direction:                 Subject Property  
       Gradient:                  Subject Property  
       Reported Waste Codes:     Not Reported  
       Violations:                No Violations  
       Notes:                     This tenant was not identified on the subject property. No  
                                     further action regarding this listing is recommended at this  
                                     time.
  
2.     Site Name:                   USPS Seattle P&DC  
       Address:                   10700 27<sup>th</sup> Avenue South  
                                     Seattle, WA  
       Facility ID No.:           WAH000000596  
       Distance:                  +/- 300 Feet  
       Direction:                 Southeast  
       Gradient:                  Lateral  
       Reported Waste Codes:     Not Reported  
       Violations:                No Violations

**7.0   PROPERTY VISIT**

Property Solutions visited the subject property on August 18, 2004. Mr. Richard G. Levis, Northwest Regional Manager conducted the property visit and was escorted by Mr. Craig Peterson, representative of Freemont Associates. Property Solutions did not encounter inaccessible areas during the property visit. Property Solutions is not aware of inaccessible areas. Weather conditions at the time of the property visit consisted of sunny skies with an approximate outside air temperature of 80 degrees Fahrenheit.

Photographs taken during the property visit are included in Appendix B.

## **7.1 ASTM Scope Considerations**

### **7.1.1 Underground Storage Tanks**

No evidence of underground storage tanks (USTs) was observed on the subject property during the property visit.

Based upon the above information, no further action is recommended.

No evidence of high pressure gas or liquid petroleum transportation pipelines was observed within ten feet of the structures on the subject property. Review of available property maps did not reveal the presence of easements for high pressure gas or liquid petroleum transportation pipelines within ten feet of the structures on the subject property.

### **7.1.2 Aboveground Storage Tanks**

No active aboveground storage tanks (ASTs) were observed on the subject property during the property visit. One inactive and empty propane AST was observed on the subject property. The propane AST is not expected to have adversely impacted the environmental condition of the subject property.

Based upon the above information, no further action is recommended.

### **7.1.3 Polychlorinated Biphenyl-Containing Electrical Equipment**

A visual review was conducted for the presence of electrical equipment that could contain polychlorinated biphenyls (PCBs), an environmentally regulated material used in dielectric fluid in some electrical equipment. Seattle City Light provides electrical service to the subject property.

No transformers, capacitors, or large switch gear equipment were observed on the subject property during the property visit. Utility-owned pole-mounted transformers were identified along adjoining streets.

Based upon the above information, no further action is recommended.

### **7.1.4 Hydraulic Equipment**

No evidence of hydraulic equipment was observed on the subject property during the property visit.

Based upon the above information, no further action is recommended.

#### **7.1.5 Chemical, Hazardous Materials, and Raw Materials Storage and Usage**

Chemicals stored on the subject property are minimal quantities of domestic cleaning chemicals, maintenance chemicals and paints. In addition, one 55-gallon drum containing anti-freeze, one 55-gallon drum containing new oil, and one 35-gallon drum containing grease was observed within one of the steel buildings. An additional four 55-gallon drums containing grease and concrete finishers were observed on the exterior portion of the subject property. These drums are the responsibility of Freemont Associates. No staining or leaking was observed below the drums. As a best management practice, Property Solutions recommends that the drums be placed under cover and on a concrete slab to prevent direct exposure to stormwater and surficial soils. Based on observations made during the property visit, the observed chemicals are not expected to be an environmental concern to the subject property at this time.

Containers found on the subject property during the property visit were observed to have no leaks or spills, and appeared to be properly stored. The chemicals observed at the subject property during the property visit are not expected to have adversely impacted the environmental condition of the subject property.

#### **7.1.6 Waste Generation, Storage, and Disposal**

Solid waste generated at the subject property consisted of domestic municipal waste and recyclable materials. Solid waste at the subject property is stored in separate trash containers located on the subject property. Municipal solid waste generated at the subject property is removed by a private waste hauler. Sanitary waste generated at the subject property is discharged to the Val-Vue sanitary sewerage system.

No evidence of hazardous waste generation, storage, or disposal was observed during the property visit.

Based upon the above information, no further action is recommended.

#### **7.1.7 Wells, Sumps, Pits, and Floor Drains**

No wells, sumps, pits, or floor drains were observed on the property during the property visit.

Based upon the above information, no further action is recommended.

#### **7.1.8 Stormwater Runoff and Surface Water**

The subject property is partially improved with the footprints of the subject buildings. The remainder of the subject property consists of limited landscaped areas and gravel parking areas. Stormwater runoff is expected to exit the subject property via overland flow and enter a limited number of stormwater collection inlets located on the subject property and discharge to the municipal stormwater collection system. Stormwater is also expected to percolate through the gravel parking areas.

The 1972 Amendments to the Federal Water Pollution Control Act (commonly known as the Clean Water Act [CWA]) prohibit the discharge of any pollutant to waters of the United States from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. In 1987, the CWA was again amended by Congress to require implementation of a comprehensive national program for addressing problematic non-agricultural, non-point sources of stormwater discharge. The rules and regulations of the NPDES program are included in 40 CFR 122.26.

Stormwater permitting for a property is based on the property's Standard Industrial Classification (SIC) Code (category of industrial activity). However, the NPDES program includes a "no exposure" exemption for facilities within an applicable category of industrial activity. Based on 40 CFR 122.26 B(14), the subject property must obtain an NPDES Stormwater Discharge Permit only if material handling equipment or activities, raw materials, intermediate products, final products, waste materials, by-products, or industrial machinery is exposed to stormwater. As materials and activities described above are not associated with the subject property, stormwater permitting is not expected to be applicable at this time.

No surface water bodies (i.e., springs or swamps) were observed on the subject property.

Based upon the above information, stormwater runoff and surface water are not expected to be environmental concerns at this time. No further action is recommended at this time.

#### **7.1.9 Lagoons, Septic Systems, and Separators**

No evidence of lagoons, septic systems, or separators was observed on the subject property during the property visit.

Property Solutions is currently awaiting final responses from the Val-Vue sewer district and the King County Environmental Health Department regarding the historical presence of septic systems on the subject property and verification of the property's current connection to the municipal sanitary sewerage system. According to Mr. Scheuman, the subject property utilizes a private sanitary sewerage system that is pumped to the Val-Vue sanitary sewerage system.

Based upon the above information, no further action is recommended.

#### **7.1.10 Stressed Vegetation, Staining, and Odors**

No evidence of stressed vegetation, staining, or odors was noted on the subject property during the property visit, with the exception of one surficial stain noted on the Dick's Towing lot. The stain measured approximately 2' x 2', was surficial in nature, and was observed on a gravel floor within a covered storage building.

Based upon the limited extent of the stain, this stain is not expected to have significantly adversely impacted the environmental condition of the subject property. However, as a best management

practice, the stained gravel should be removed and disposed of in accordance with applicable regulations.

#### **7.1.11 Surficial Disturbance**

No evidence of surficial disturbances was observed on the subject property during the property visit.

Based upon the above information, no further action is recommended.

#### **7.1.12 On-Property Dry Cleaners**

No dry cleaning operations were observed at the subject property at the time of the property visit.

No dry cleaners were identified during the historical review of the subject property.

### **7.2 ASTM Non-Scope Considerations**

#### **7.2.1 Asbestos-Containing Materials**

During the course of the property visit, Property Solutions performed a preliminary review of interior, accessible areas of the subject buildings for the presence of suspect asbestos-containing materials (ACMs). This limited review was conducted for overview purposes only; additional suspect materials may exist in concealed locations (behind walls and ceilings, within machinery, etc.). Also, not all suspect materials may have been sampled due to the condition or the location of the suspect materials. Destructive sampling of suspect ACMs was not performed. Suspect ACMs in an overall undamaged condition were not sampled, as that will damage the materials. Property Solutions will not be responsible for damaging materials or causing the materials to become friable. The USEPA defines asbestos-containing material as material containing greater than one percent asbestos. This review was not a pre-demolition/renovation survey or for regulatory submittal purposes.

Based on the date of construction (1987), review of available building information, and observations made during the property visit, ACMs are not expected to have been used during construction of the subject buildings.

Based upon the above information, no further action is recommended at this time.

#### **7.2.2 Radon**

The subject property is located in Zone 3 per the USEPA's Map of Radon Zones. According to the EDR Database Report, 106 canisters were placed at locations throughout King County. The mean value was 0.334 picoCuries per Liter (pCi/L) for first floor living areas and 0.538 pCi/L for basement living areas. The USEPA action level is 4.0 pCi/L.

Based on the above information and the non-residential use of the subject building, radon is not expected to be an environmental concern at this time.

### **7.2.3 Lead-Based Paint**

Based on the various reported dates of construction of the subject building (1987), it is unlikely that lead-based paints were used during building construction. Painted surfaces within the subject buildings were generally observed to be in an undamaged condition.

Based on the commercial/industrial use of the subject buildings and construction date, LBP is not expected to be an environmental concern. No further action is recommended at this time.

### **7.2.4 Lead in Drinking Water**

Drinking water for the subject property is provided by the City of Tukwila. The water provider was required to perform system-wide lead screening of their water system starting in 1992, under the USEPA "Lead and Copper Regulations" (Federal Register Volume 56, No. 26460). These regulations, promulgated in June 1991, require public water systems to perform screening and provide for public notification and corrective action to reduce the lead hazards present in the water system.

Review of the City of Tukwila's Drinking Water Quality Annual Report revealed that City of Tukwila's public water supply has met the 90<sup>th</sup> percentile for the lead action level of 15 parts per billion (ppb), and is currently in compliance with the USEPA's Lead and Copper Regulations.

### **7.2.5 Potential Wetlands**

No evidence of wetland areas was observed on the subject property during the property visit. However, review of the United States Department of the Interior, National Wetland Inventory map of Seattle South, Washington revealed that delineated wetlands were previously located on the subject property. The wetlands area was identified as "Freshwater Emergent Wetlands (PEMC)" and measured approximately 4.05-acres.

As the subject property is currently improved with gravel surface parking lots and no evidence of wetlands was observed on the subject property at the time of the property visit, no further action is recommended at this time.

Based upon the above information, wetland areas are not expected to be an environmental concern at this time. No further action is recommended.

A copy of the wetland map is included in Appendix A.

### 7.2.6 Air Emissions

No major air emissions sources were identified at the subject property during the property visit.

Based upon the above information, no further action is recommended.

### 7.2.7 Mold/ Water Intrusion

Molds produce tiny spores to reproduce, which waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all molds and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture. In addition, mold growth may be a problem after flooding.

No obvious visual evidence of mold, water intrusion, water damage, or standing water was observed in the interior portions of the subject building accessed by Property Solutions during the property visit. No musty odors indicative of a moisture problem or porous materials such as carpets and insulation in damp niches were observed during the property visit. No botanical materials such as bark chips or potted plants in moist locations such as an atrium were observed during the property visit. No indoor water features such as fountains, indoor waterfalls, or indoor swimming pools were observed in the subject building. No problems evident in the building envelope or problematic conditions surrounding the air intake were observed. No operatives conducive to bioaerosol generation such as animal confinement operations, agricultural activities, or wetlands were observed on the subject property or adjacent properties. This limited visual review was conducted for overview purposes only; mold may exist in concealed locations (behind walls, wallpaper, and ceilings, etc.).

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E1527-00 of the (b) (6) Oxbow Freemont property located at 2600 South 102nd Street and 10110 - 10180 West Marginal Place, Tukwila, King County, Washington 98168. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

1. Chemicals stored on the subject property are minimal quantities of domestic cleaning chemicals, maintenance chemicals and paints. An additional four 55-gallon drums containing grease and concrete finishers were observed on the exterior portion of the subject property. These drums are the responsibility of Freemont Associates. No staining or leaking was observed below the drums. Based on observations made during the property visit, the



observed chemicals are not expected to be an environmental concern to the subject property at this time.

As a best management practice, Property Solutions recommends that the drums be placed under cover and on a concrete slab to prevent direct exposure to stormwater and surficial soils.

2. No evidence of stressed vegetation, staining, or odors was noted on the subject property during the property visit, with the exception of one surficial stain noted on the Dick's Towing lot. The stain measured approximately 2' x 2', was surficial in nature, and was observed on a gravel floor within a covered storage building.

Based upon the limited extent of the stain, this stain is not expected to have significantly adversely impacted the environmental condition of the subject property. However, as a best management practice, the stained gravel should be removed and disposed of in accordance with applicable regulations.

## 9.0 REFERENCES

### 9.1 Information Sources

1. United States Geological Survey's 7.5-minute topographic quadrangle map of Seattle South, Washington.
2. United States Department of Agriculture, Soil Conservation Services' Soil Survey of King County, Washington.
3. Geologic Map of Washington (1961), compiled by A.E. Weissenborn
4. United States Department of the Interior, National Wetland Inventory Map for Seattle South, Washington.

### 9.2 Definitions

Adjoining properties -- any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

Appropriate inquiry -- that inquiry constitution "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 USC§9601(35)(B), that will give a party to a *commercial real estate* transaction the *innocent landowner defense* to CERCLA liability (42 USC§9601(A) and (B) and §9607(b)(3)), assuming compliance with other elements of the defense.

Data failure – a standard historical source may be excluded (1) if the source is not reasonably ascertainable, or (2) if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete in terms of satisfying 7.3.2 (uses of the property).

Historical recognized environmental condition – environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition and included in the findings section of the Phase I Environmental Assessment report. The environmental professional shall provide an opinion of the current impact on the property of this historical recognized environmental condition in the opinion section of the report. If this historical recognized environmental condition is determined to be a recognized environmental condition at the time of the Phase I Environmental Assessment is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

Material threat – a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Practically reviewable – information that is practically reviewable means that the information if provided by the source in a manner and in a form that, upon examination yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable.

Publicly available – information that is publicly available means that the source of the information allows access to the information by anyone upon request.

Reasonably Ascertainable/ Standard Sources – availability of record information varies from information source to information source, including governmental jurisdictions. The user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property. Instead, this practice identifies record information that shall be reviewed from standard sources, and the user or environmental professional is required to review only record information that is reasonably ascertainable to those standard sources. Record information that is reasonably ascertainable means (1) information that is publicly available, (2) information that is obtainable from its source within reasonable time and cost constraints, and (3)

information that is practically reviewable.

Reasonable time and cost – information that is obtainable within reasonable time and cost constraints means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than an nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

Recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

User – the party seeking to use Practices E 1527 or E 1528 to perform an environmental assessment of the property. A user may include, without limitation, a purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

### 9.3 Acronyms

*ACM* – asbestos-containing material

*AST* – aboveground storage tank

*ASTM* – American Society for Testing and Materials

*bgs* – below ground surface

*CERCLA* – Comprehensive Environmental Response, Compensation and Liability Act of 1980  
(as amended, 42 USC § 9601 et seq.)

*CERCLIS* – Comprehensive Environmental Response, Compensation and Liability Information  
System (maintained by EPA)

*CFR* – Code of Federal Regulations

*CORRACTS* – facilities subject to Corrective Action under RCRA

*EA* – environmental assessment

*ECRA* – Environmental Cleanup Responsibility Act

*EDR* – Environmental Data Resources, Inc.

*EPCRA* – Emergency Planning and Community Right to Know Act ((also known as SARA Title  
III), 42 USC § 11001 et seq.)

*ERNS* – Emergency Response Notification System

*FOIA* – United States Freedom of Information Act (5 USC § 552 et seq.)

*HREC* – historical recognized environmental condition

*ISRA* – Industrial Site Recovery Act

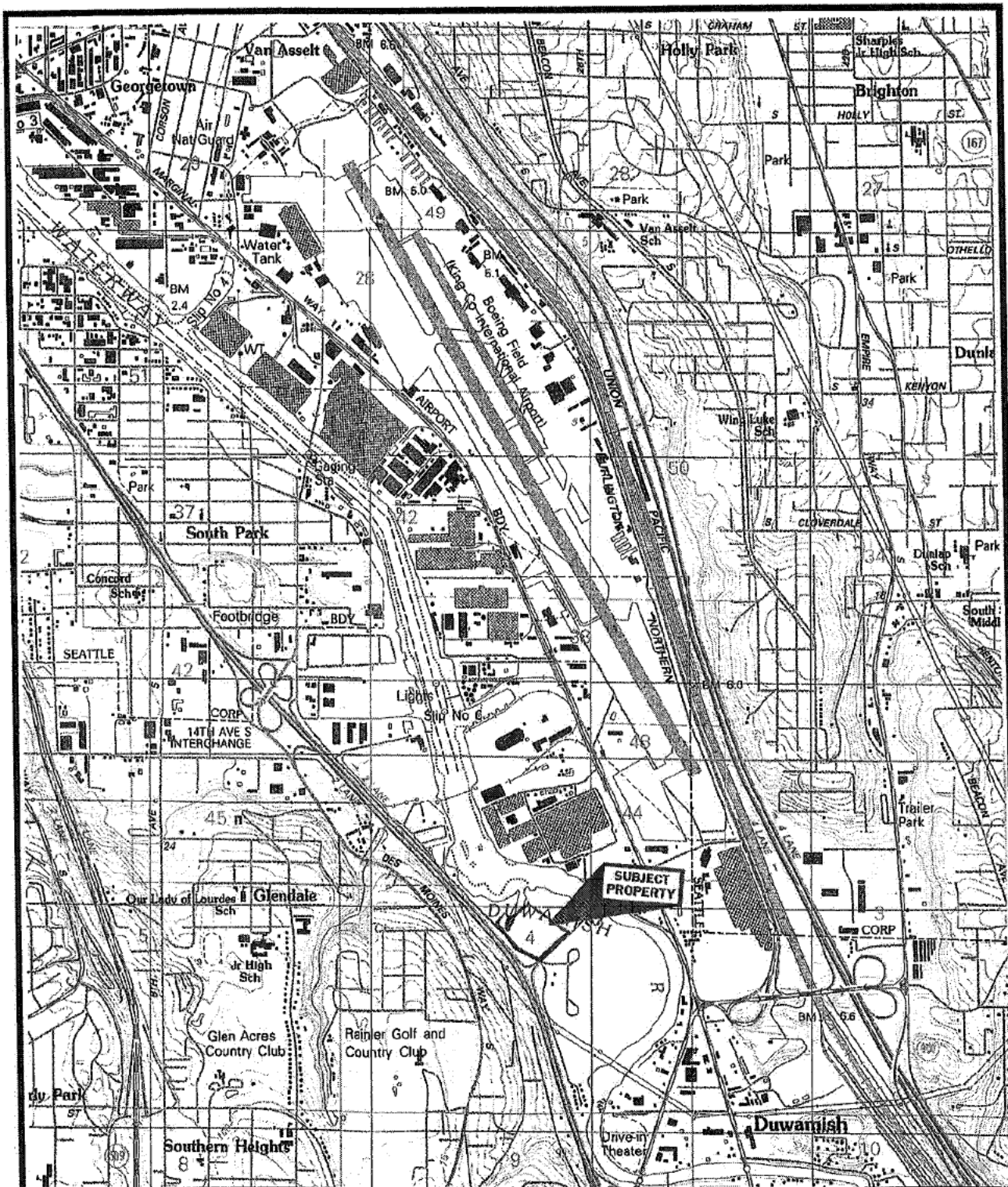
*LBP* – lead-based paint  
*LRST* – leaking registered storage tank  
*LUST* – leaking underground storage tank  
*MSDS* – material safety data sheet  
*NCP* – National Contingency Plan  
*NFRAP* – former CERCLIS sites where no further remedial action is planned under CERCLA  
*NPDES* – national pollutant discharge elimination system  
*NPL* – National Priorities List  
*NVLAP* – National Voluntary Laboratory Accreditation Program  
*OSHA* – Occupational Safety and Health Administration  
*PACM* – presumed asbestos-containing material  
*PCBs* – polychlorinated biphenyls  
*PLM* – polarized light microscopy  
*PRP* – potentially responsible party (pursuant to CERCLA 42 USC § 9607(a))  
*RCRA* – Resource Conservation and Recovery Act (as amended, 42 USC § 6901 et seq.)  
*RCRIS* – Resource Conservation and Recovery Act Information System  
*REC* – recognized environmental condition  
*ROC* – record of communication  
*RST* – registered storage tank  
*SACM* – suspect asbestos-containing material  
*SARA* – Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)  
*SIC* – Standard Industrial Classification  
*TEM* – transmission electron microscopy  
*TSDf* – hazardous waste treatment, storage or disposal facility  
*USC* – United States Code  
*USEPA* – United States Environmental Protection Agency  
*USGS* – United States Geological Survey  
*UST* – underground storage tank

# **APPENDIX A**

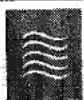
## **MAPS**

DFT 001662





US DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY 7.5" TOPOGRAPHIC QUADRANGLE



Property Solutions Inc.

(b) (6) Oxbow Freemont  
2600 South 102nd Street and 10110 -  
10180 West Marginal Place  
Tukwila, Washington 98168

Project No.: 20042586



Topo Quad Name: Seattle South, WA

Property Boundaries are Approximate

DFT 001663

'00 [2]

DFI 001664

WEST MARGINAL PLACE

**£=484.98**

**A=3970.00**

A-708'37"

Royal Wolfe

3,677 SQ FT  
1,5435 AC

507760

SLOUGH

52-015 SQ FT  
1.1941 AC.

**Dick's**  
**Toyist**

*Certified  
Cleaning*

Pacific

VACANT

vacant

OFFICE

四三二一

500

SOUTH 102ND STREET

443.86

28,611 50 FT

ROAD

44-38861-55

560372414  
100.00  
00.001

603

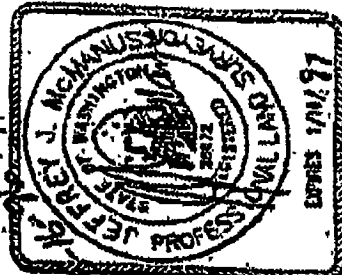
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25

AREA EXHIBIT SKETCH



# **APPENDIX B**

## **PROPERTY PHOTOGRAPHS**

DFT 001665



PHOTO 1. View of subject buildings



PHOTO 2. View of temporary office



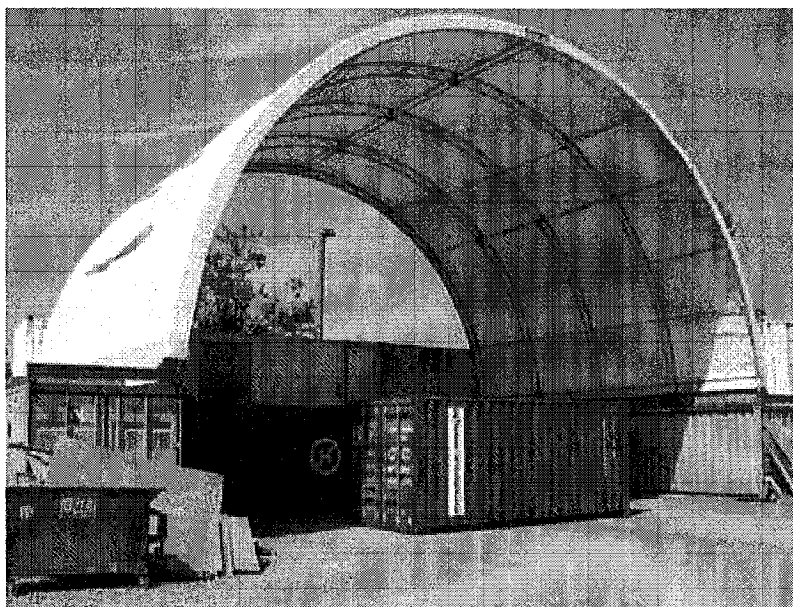
Property Solutions Inc.  
Project No.: 20042586

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PHOTO 3. View of temporary office



PHOTO 4. View of container repair area



Property Solutions Inc.  
Project No.: 20042586

DFT 001667

PHOTO 5. View of temporary office

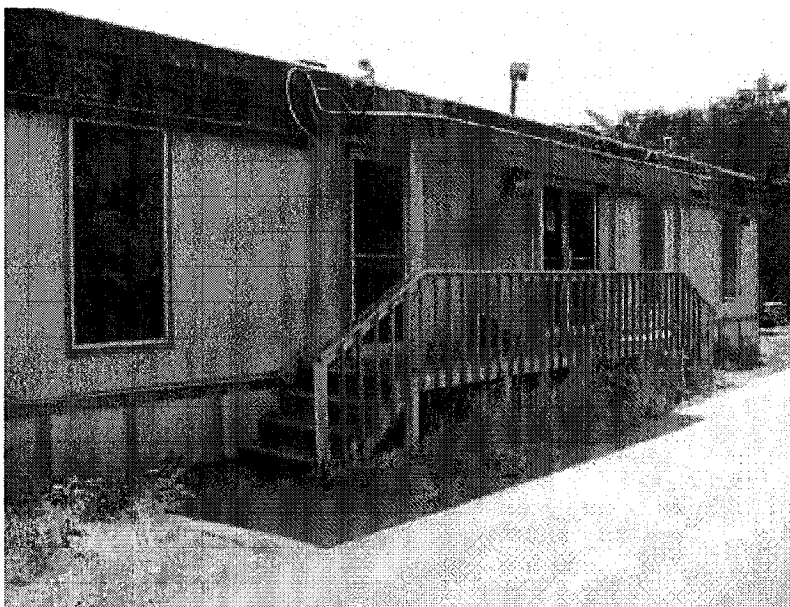
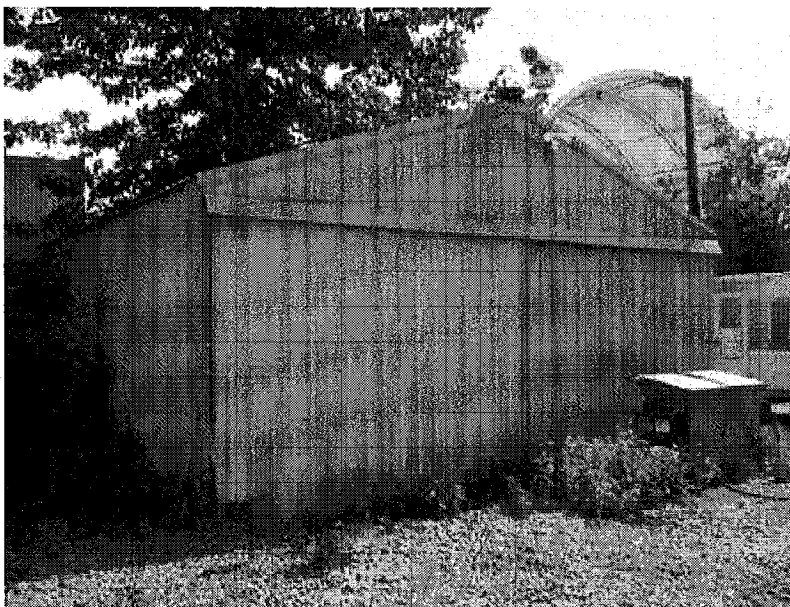


PHOTO 6. View of storage shed



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DFT 001668

PHOTO 7. View of subject property

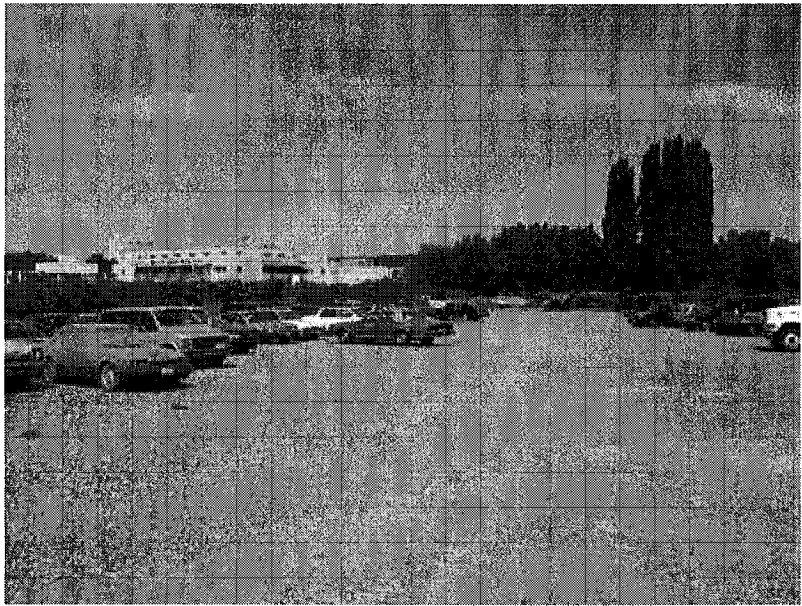


PHOTO 8. View of subject property



Property Solutions Inc.  
Project No.: 20042586

DFT 001669

PHOTO 9. View of subject property

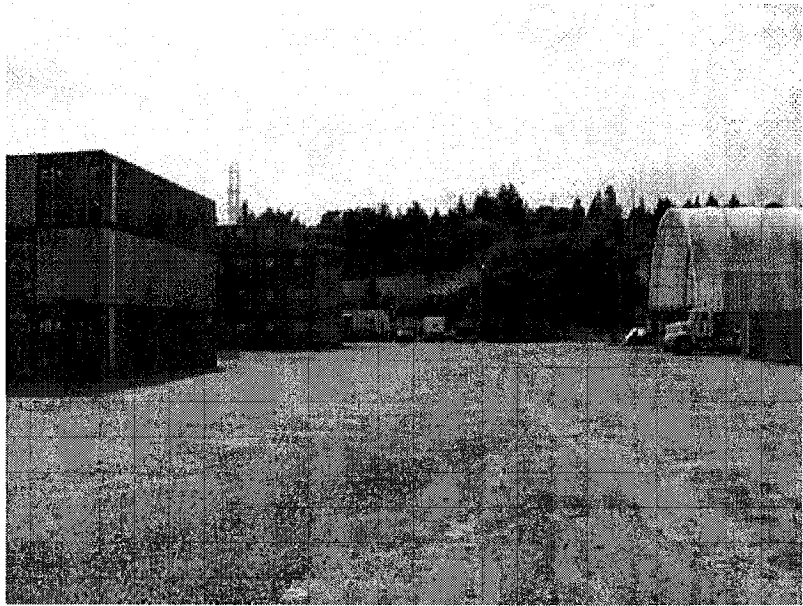


PHOTO 10. Interior view of subject building



Property Solutions Inc.  
Project No.: 20042586

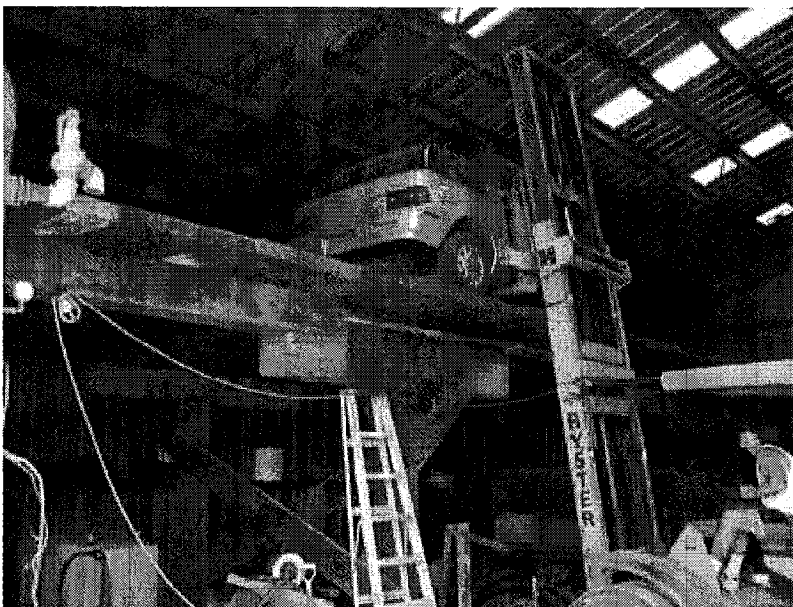
DFT 001670



PHOTO 11. Interior view of subject building



PHOTO 12. Interior view of subject building



Property Solutions Inc.  
Project No.: 20042586

DFT 001671

PHOTO 13. North adjoining property

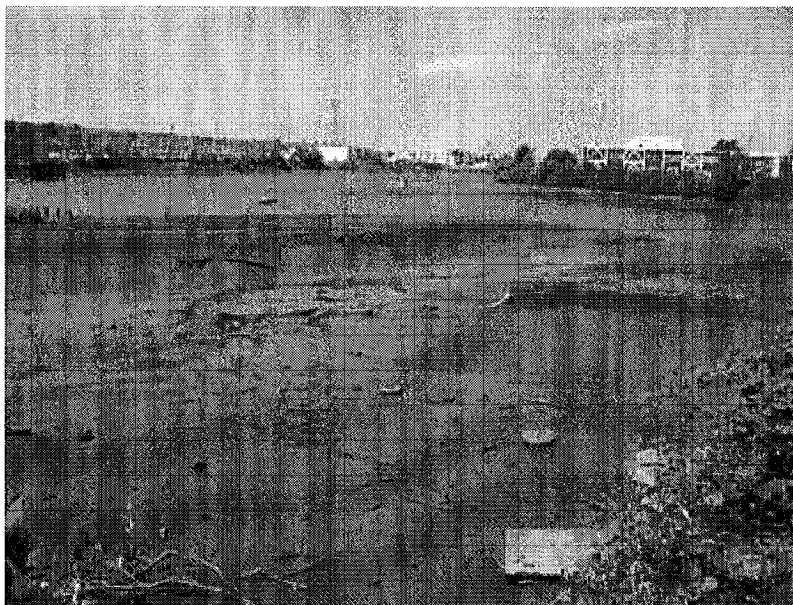


PHOTO 14. Empty AST



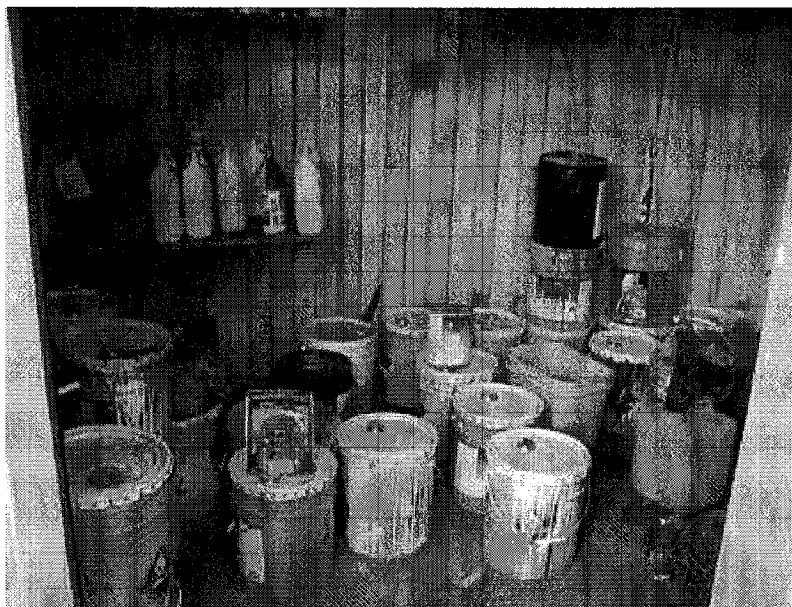
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DFT 001672

PHOTO 15. Chemical storage area



PHOTO 16. Chemical storage area



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Project No.: 20042586

DFT 001673



PHOTO 17. Chemical storage area



Property Solutions Inc.  
Project No.: 20042586

DFT 001674

# **APPENDIX C**

## **CITY DIRECTORIES**

DFT 001675



**EDR™** Environmental  
Data Resources Inc

**The EDR-City Directory**  
*Abstract*

**Pacific NW Transfer  
2600 South 102nd Street  
Seattle, WA 98168**

**August 25, 2004**

**Inquiry Number: 1254746-4**

**The Standard  
In Environmental  
Risk Management  
Information**

**440 Wheelers Farms Road  
Milford, Connecticut 06460**

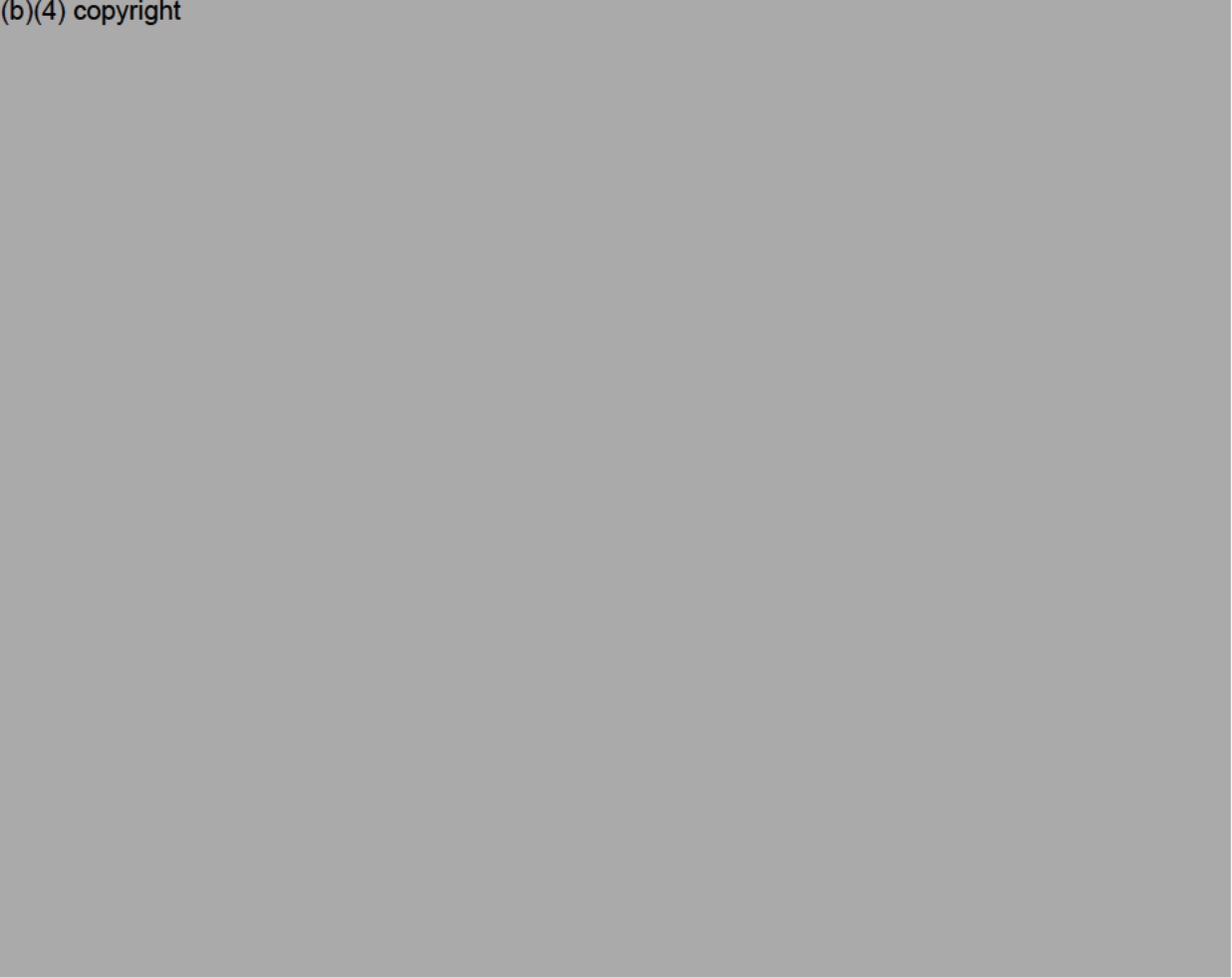
**Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802**

**DFT 001676**

**Environmental Data Resources, Inc.**  
**City Directory Abstract**

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DFT 001677





















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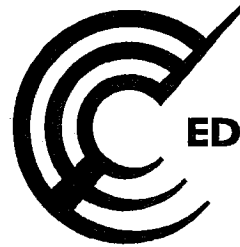












**EDR™** Environmental  
Data Resources Inc

## **The EDR Radius Map with GeoCheck®**

**Pacific NW Transfer  
2600 South 102nd Street  
Seattle, WA 98168**

**Inquiry Number: 1254746.2s**

**August 23, 2004**

## **The Standard in Environmental Risk Management Information**

**440 Wheelers Farms Road  
Milford, Connecticut 06460**

### **Nationwide Customer Service**

**Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)**

**DFT 001705**

FORM-KRA



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